

ONYX + EAST OAKLEY STATION ACCESSORY STRUCTURE

PERMT SET - 07/21/2025

3033 JARED ELLIS DR
CINCINNATI, OH 45209

ASSOCIATED SITE WORK PERMITS:
EXCAVATION AND FILL PERMIT - 2023901010
PARKING LOT PERMIT - 2025P01074

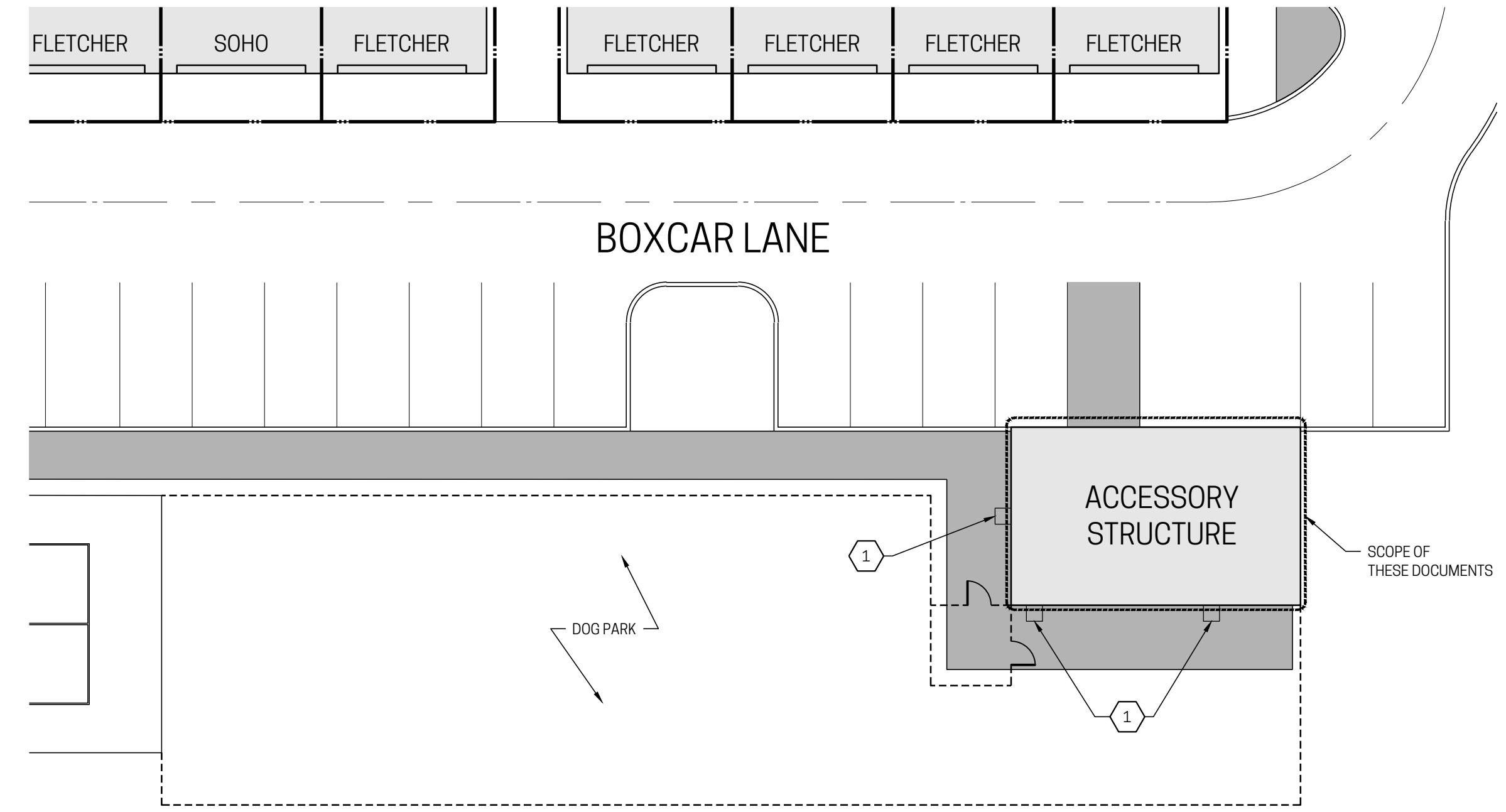
KEYNOTE LEGEND

- EXTERIOR WALL PACK LIGHT. REFER TO ELEVATIONS FOR MOUNTING HEIGHT.

NOTE:
THIS SITE ORIENTATION PLAN IS FOR REFERENCE ONLY.

REFER TO CIVIL ENGINEERS DRAWINGS FOR ALL SITE DEVELOPMENT INFORMATION. ALL OPEN SPACE PARCELS ARE NON-BUILDABLE PER CIVIL ENGINEERS DRAWINGS. REFER TO PERMIT # 2023P01010 FOR EXCAVATION AND FILL PERMIT & PERMIT # 2026P01074 FOR PARKING LOT PERMIT.

ALL ELECTRIC WORK IS SHOWN FOR REFERENCE ONLY



ACCESSORY BUILDING for: OAKLEY STATION

3023 JARED ELLIS DR.
CINCINNATI, OH 45209
PROJECT NO: 24-019

OWNER / CONTRACTOR:
ONYX AND EAST, LLC
1828 CENTRAL AVE.
INDIANAPOLIS, IN 46202
(614) 202-5640
CONTACT: DANIEL STREET

ARCHITECT:
NEW REPUBLIC ARCHITECTURE
1936 RACE STREET, SUITE C101
CINCINNATI, OH 45202
(513) 800-1581
CONTACT: STEPHEN GLASER

CIVIL ENGINEER:
BAYER BECKER
1404 RACE ST. #204
CINCINNATI, OH 45202
(513) 834-6151

E1 PROJECT DESCRIPTION

E6 SITE PLAN

PROJECT NOTES

- DESIGN AND ENGINEERING OF SITE DEVELOPMENT SHALL BE UNDER SEPARATE CONTRACT AND ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. CONTRACTOR SHALL COORDINATE GRADING, SITE DESIGN WITH BUILDING DESIGN.
- ALL INFORMATION HEREIN SHALL BE COORDINATED WITH AND USED IN CONJUNCTION WITH THE DEVELOPER'S SPECIFICATIONS.
- THESE DRAWINGS ARE BASED ON THE PRESUMPTION OF FAVORABLE SOIL CONDITIONS. EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR TO CONFIRM THAT CONDITIONS COMPLY WITH BOTH CRITERIA PROVIDED BY THE FOUNDATION MANUFACTURER AND CITED HEREIN. IF EXISTING SOIL CONDITIONS DO NOT COMPLY OR INCLUDE NON-ENGINEERED FILL, SLOPES 4:1 OR STEEPER, A WATERWAY PRESENT AT THE BASE OF A HILLSIDE OR OTHER UNSTABLE CONDITION, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING.
- DEVELOPER SHALL OBTAIN ALL REQUIRED PERMITS AND COMPLY WITH PROCEDURAL REQUIREMENTS OF LOCAL JURISDICTIONAL AUTHORITIES.
- NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE ARCHITECT OF RECORD.
- THE BUILDER SHALL TEMPORARILY BRACE THE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL IT IS COMPLETE AND FUNCTIONING PER THE DESIGN INTENT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- THE BUILDER SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS OF JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS RESPONSIBILITY SHALL NOT BE LIMITED TO NORMAL BUSINESS HOURS.
- THE BUILDER SHALL BE SOLELY RESPONSIBLE FOR THE MEANS METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
- THE BUILDER SHALL ADHERE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND OTHER PROPRIETARY INFORMATION WHEN PERFORMING WORK.
- THE BUILDER IS SOLELY RESPONSIBLE FOR THE REVIEW OF ALL SHOP DRAWINGS AND MATERIAL SUBMITTALS FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR LOCATING UNDERGROUND SERVICES AND IS RESPONSIBLE FOR THEIR PROTECTION AND SUPPORT.
- THE CONTRACTOR SHALL VERIFY ALL INFORMATION HEREIN AND SHALL REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, OR INSTANCES OF INSUFFICIENT INFORMATION DISCOVERED WITHIN THE DOCUMENTS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT OF RECORD PRIOR TO PROCEEDING.
- THESE DRAWINGS SHALL NOT BE SCALED.

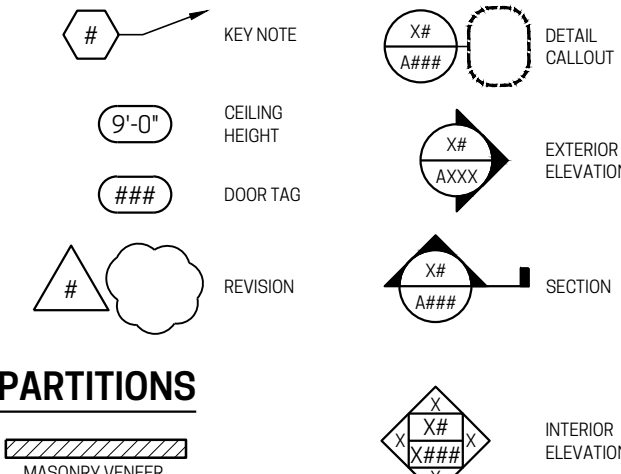
PROJECT SCOPE

- PLUMBING, HVAC, AND ELECTRICAL DESIGN AND ENGINEERING ARE DESIGN/BUILD AND ARE EXCLUDED FROM THE ARCHITECT'S SCOPE OF WORK. REFERENCE TO RELATED WORK HEREIN IS FOR INFORMATION ONLY.
- DESIGN AND ENGINEERING OF SITE DEVELOPMENT SHALL BE UNDER SEPARATE CONTRACT AND ARE NOT THE RESPONSIBILITY OF THE ARCHITECT. CONTRACTOR SHALL COORDINATE GRADING, SITE DESIGN WITH BUILDING DESIGN.
- ELECTRICAL ENGINEERING, DESIGN, AND PERMITTING IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. THE ARCHITECT AND CIVIL ENGINEER BEAR NO RESPONSIBILITY WITH REGARD TO THE ELECTRICAL DESIGN.

TYPICAL FOR ARCHITECTURAL DRAWINGS ONLY

AFF	ABOVE FINISHED FLOOR
BD	BOARD
BLDG	BUILDING
BRG	BEARING
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EL	ELEVATION
EQ	EQUAL/EQUALLY
EQUIP	EQUIPMENT
EX	EXISTING
EXT	EXTERIOR
F/	FACE OF
FDTN	FOUNDATION
FIN	FINISH
FLR	FLOOR/FLOORING
FRT	FIRE RETARDANT TREATED
FT	FOOT/FEET
GWB	GYPSUM WALLBOARD
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
OC	ON CENTER
OH	OPPOSITE HAND
OSB	ORIENTED STRAND BOARD
REQD	REQUIRED
RO	ROUGH OPENING
SF	SQUARE FOOT
SGD	SLIDING GLASS DOOR
SIM	SIMILAR
STC	SOUND TRANSMISSION CLASS
T&G	TONGUE AND GROOVE
TJ	TOP OF
TEMP	TEMPORARY
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WD	WOOD
W/	WITH
WH	WATER HEATER
WWF	WELDED WIRE FABRIC

DRAWING TAGS



PRIMARY BUILDING PERMIT

THE PROJECT PATH FOR CONFORMANCE VIA 2024 OBC

APPLICABLE BUILDING CODES:

- 2024 OHIO BUILDING CODE (OBC); THIS PROJECT SHALL COMPLY WITH 2024 OBC
- 2024 OHIO BUILDING CODE (OBC) (CHAPTERS 1 & 35)
- 2024 OHIO MECHANICAL CODE
- 2024 OHIO PLUMBING CODE
- 2023 NATIONAL ELECTRICAL CODE, NFPA 70

#	DRAWING TITLE	ORIGINAL ISSUE	REVISION				
			1	2	3	4	5
T1-1A	COVER SHEET	07.21.2025					
T1-2A	CONSTRUCTION NOTES	07.21.2025					
T1-2B	CONSTRUCTION NOTES	07.21.2025					
S101	FOUNDATION & FRAMING PLANS	07.21.2025					
A1-1	FLOOR PLAN, ROOF PLAN, & INTERIOR ELEVATIONS	07.21.2025					
A2-1	BUILDING ELEVATIONS	07.21.2025					
A3-1	WALL SECTIONS & DETAILS	07.21.2025					
E1-1A	ELECTRIC PLAN	07.21.2025					

SQUARE FOOTAGES

MAINTENANCE BUILDING 795 SF

A1 PROJECT NOTES

A4 ABBREVIATIONS

A6 SYMBOLS

A8 CODE

A9 SHEET INDEX

COVER SHEET

T1-1A

